



Municipal Clerk  
Atlanta, Georgia

04-0-1065

AN ORDINANCE

BY: Councilmember Carla Smith

Z-04-73

Date Filed: 6/7/04

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **924 Washington Street, S.W.** be changed from the **R-5 (Two Family Residential)** District, to the **RG-3 (Residential General – Sector 3)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 74 of the 14<sup>th</sup> District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,

Municipal Clerk, CMC

ADOPTED by the Council  
APPROVED by the Mayor

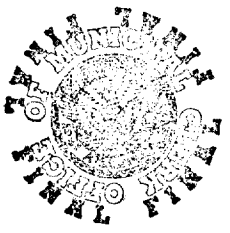
October 4, 2004  
October 8, 2004



### **Legal Description**

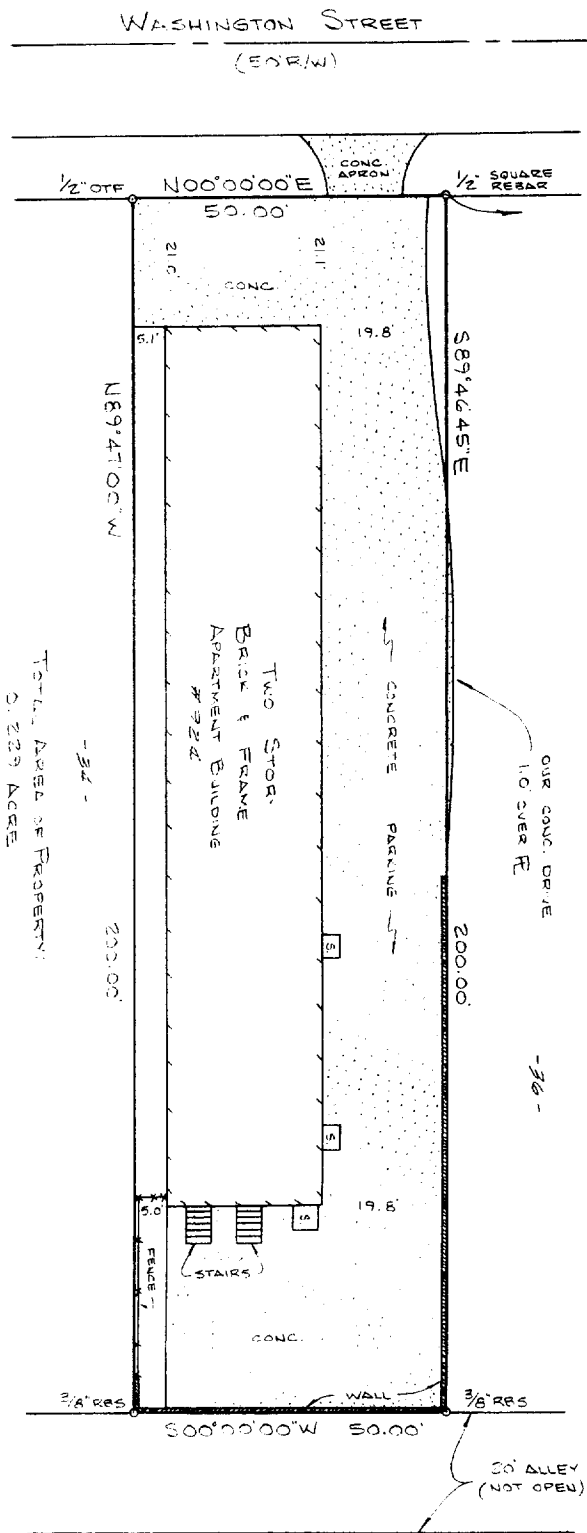
**All That Tract or parcel of land lying and being in Land Lot 74 of the 14<sup>th</sup> District of Fulton County, Georgia, being lot 35 of The Washington Heights Improvements Company,s Property as shown on plat of survey by Josh L. Lewis, III, RLS # 1751, dated February 23, 1983 filed and recorded July 2, 1999.**

**The Real Property or its address is commonly known as 924 Washington Street, Atlanta, GA 30315**



MAG. NORTH

247.00' TO R/W OF ATLANTA  
AVENUE (FORMERLY MONTGOMERY  
STREET) (30' R/W)



TOTAL AREA OF PROPERTY:  
0.229 ACRES

LOT: 35  
SUBD: WILKINSON HEIGHTS IMPROVEMENT  
COMPANY DEEDS

THIS MAP OR PLAT HAS BEEN CALCULATED  
FOR CLOSURE AND IS FOUND TO BE ACCURATE  
WITHIN ONE FOOT IN 1000 FEET

THIS MAP IS BASED ON AN OPEN TRIANGULAR  
THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES  
SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT  
TO ALL LEGAL EASEMENTS AND RIGHTS OF WAYS, PUBLIC OR PRIVATE

REFERENCE TO B.P. 3, Pg. 616 1/2  
EQUIPMENT USED TOPCON TOTAL STATION

I have this date examined the 11A OFFICIAL FLOOD HAZARD MAP and the  
referenced parcel does not appear to be in an area having special  
flood hazards.

PEOPLETOWN REHABILITATION CORPORATION	
DATE: 7-23-93	SCALE: 1"=20'
DRAWN BY: NCC	GRAPHIC SCALE IN FEET
LAND LOT 74	14th DISTRICT
FULTON COUNTY	SECTION
G.A. LAND SURVEYING CO., INC.	GEORGIA
155 CLEFTWOOD DRIVE ATLANTA, GA 30328 (404) 255-4571	DRAWING NUMBER F18-12

2-04-

2-23-93

IND.

164630

RCS# 6110  
10/04/04  
4:20 PM

Atlanta City Council

Regular Session

04-O-1065            Z-04-73; 924 WASHINGTON STREET REZONE  
                         R-5 TO RG-3  
                         ADOPT

YEAS: 10  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 4  
EXCUSED: 0  
ABSENT 2

Y Smith	NV Archibong	Y Moore	Y Mitchell
NV Starnes	Y Fauver	Y Martin	Y Norwood
Y Young	B Shook	B Maddox	Y Willis
NV Winslow	Y Muller	Y Sheperd	NV Borders

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#371

04-0-1065

(Do Not Write Above This Line)

AN ORDINANCE

Z-04-73

BY: COUNCILMEMBER FARBA SMITH

*Calla Smith*

AN ORDINANCE TO REZONE FROM THE R-5 (TWO FAMILY

RESIDENTIAL) DISTRICT TO THE RG-3 (RESIDENTIAL GENERAL -

SECTOR 3) DISTRICT, PROPERTY LOCATED AT 924 WASHINGTON

STREET, S.E. FRONTING 50 FEET ON THE EAST SIDE OF WASHINGTON

ST BEGINNING 247 FEET SOUTH FROM THE SOUTHEAST CORNER OF

ATLANTA AVENUE.

DEPTH: 200 FEET AREA: 0.229 ACRE LAND LOT 74, 14<sup>TH</sup> DISTRICT,

HULTON COUNTY, GEORGIA

OWNER: PEOPLESTOWN REVITALIZATION CORPORATION

APPLICANT: SAME

ADOPTED BY

OCT 04 2004

COUNCIL

- ☐ CONSENT REFER
- ☐ REGULAR REPORT REFER
- ☐ ADVERTISE & REFER
- ☐ 1st ADOPT 2nd READ & REFER

Date Referred 9/7/04

Referred To: 33 zoning

First Reading

Committee \_\_\_\_\_  
Date \_\_\_\_\_  
Chair \_\_\_\_\_

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)

Other:

Members

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

Refer To

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)

Other:

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)

Other:

Members

Members

Refer To

Refer To

COUNCIL ACTION

- ☒ 2nd ☐ 1st & 2nd ☐ 3rd
- Readings

- ☐ Consent ☐ V Vote ☒ RC Vote

CERTIFIED

CERTIFIED  
OCT 04 2004

ATLANTA CITY COMMISSIONER

*Joe D. Funder*

MAYOR'S ACTION

*Walter P. Head*

MAYOR